

SNAPSHOT of HOME Program Performance--As of 12/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
			PJs in State:	10			
Program Progress:							
% of Funds Committed	100.00 %	99.41 %	1	96.45 %	100	100	
% of Funds Disbursed	97.42 %	94.95 %	3	87.93 %	91	89	
Leveraging Ratio for Rental Activities	3.12	3.64	7	4.73	29	36	
% of Completed Rental Disbursements to All Rental Commitments***	99.69 %	96.96 %	6	83.38 %	82	55	
% of Completed CHDO Disbursements to All CHDO Reservations***	77.18 %	76.34 %	5	70.15 %	62	54	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.34 %	76.96 %	6	80.67 %	35	28	
% of 0-30% AMI Renters to All Renters***	54.06 %	51.46 %	4	45.30 %	71	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	86.45 %	87.43 %	8	95.32 %	9	11	
Overall Ranking:			In State:	5 / 10	Nationally:	62	66
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$9,861	\$14,435		\$26,635	2,392 Units	34.60 %	
Homebuyer Unit	\$23,552	\$13,999		\$14,938	1,463 Units	21.20 %	
Homeowner-Rehab Unit	\$19,435	\$15,835		\$20,675	3,062 Units	44.30 %	
TBRA Unit	\$0	\$2,612		\$3,216	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (295 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Milwaukee WI

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$33,682	\$60,533	\$20,728
State:*	\$64,502	\$74,425	\$17,641
National:**	\$95,185	\$74,993	\$23,434

CHDO Operating Expenses:
(% of allocation)

PJ: 0.5 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.07

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	15.6	14.1	23.0	0.0	Single/Non-Elderly:	34.7	28.9	22.4	0.0
Black/African American:	64.7	61.6	53.9	0.0	Elderly:	7.0	8.9	36.3	0.0
Asian:	0.5	2.6	2.3	0.0	Related/Single Parent:	36.0	33.2	17.9	0.0
American Indian/Alaska Native:	0.6	0.5	0.4	0.0	Related/Two Parent:	14.5	25.2	15.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	7.8	3.8	7.8	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.1	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.2	0.4	0.0	0.0					
American Indian/Alaska Native and Black:	0.4	0.0	0.0	0.0					
Other Multi Racial:	0.2	0.1	0.4	0.0					
Asian/Pacific Islander:	0.5	1.4	0.6	0.0					
ETHNICITY:									
Hispanic	17.2	19.2	19.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	31.8	20.7	35.6	0.0	Section 8:	7.1	1.9 [#]		
2 Persons:	25.2	20.6	24.5	0.0	HOME TBRA:	0.0			
3 Persons:	18.4	21.3	14.7	0.0	Other:	2.5			
4 Persons:	13.5	20.0	11.4	0.0	No Assistance:	90.4			
5 Persons:	7.6	8.6	7.4	0.0					
6 Persons:	2.4	5.2	4.0	0.0					
7 Persons:	0.7	1.8	1.0	0.0					
8 or more Persons:	0.4	1.8	1.4	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				14

* The State average includes all local and the State PJs within that state

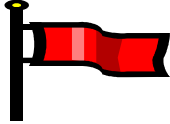
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Milwaukee State: WI Group Rank: 62
 (Percentile)
 State Rank: 5 / 10 PJs Overall Rank: 66
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 76.20%	99.69	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.90%	77.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.34	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.88%	86.45	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.550	0.49	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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